WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$285,500.00**

Lisa Sheppard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2013.

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne H. Ridley	New Owner	**Map 131-5-A**
(NAME)	(NAME)	
137 Jefferson Square		**Parcel 137.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT L. SCRUGGS, TRUSTEE OF THE LAND TRUST AGREEMENT U/A/D MAY 30, 2012** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE H. RIDLEY**, *unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 137 on the Plan of Jefferson Square Townhouses, Section One, of record in Plat Book 4675, page 12, Register's Office for said County, and further described in the Master Deed of record in Book 4731, page 332, as amended, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Scruggs, Trustee by Warranty Deed from Kathrine Marshall, filed for record June 4, 2012 in Instrument No. 20120604-0048240, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4675, page 12, said Register's Office; (c) Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, in Book 8550, page 3, said Register's Office; (e) By-Laws of record in Book 4731, page 342, amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306, said Register's Office; (f) Charter of Homeowners Association of record in Book 8485, page642 and Book 8556, page 701, amended in Instrument No. 20000209-0013274, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **137 Jefferson Square, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130067813 DEEDWARR
Recvd: 08/07/13 13:30 2 pgs
Fees:13.00 Taxes:1056.35
20130807-0082892

Witness my hand this 31st day of July, 2013.

By: _____
Robert L. Scruggs, Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Robert L. Scruggs**., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Land Trust Agreement dated May 30, 2012, and who further acknowledged that he is authorized by said Land Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2013.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

_____
Notary Public